



City of Eustis

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TO: Eustis City Commission

FROM: Tom Carrino, City Manager

DATE: March 5, 2026

RE: First Reading of Ordinance Number 2026-12: Amendment to the Previously Approved Conditional Use Permit – Additional Emergency Identification Signage for Orlando Health Eustis (15719 U.S. Highway 441)

Introduction

The purpose of this agenda item is to consider a request from Orlando Health for approval of an **amendment to the previously approved Conditional Use Permit (CUP)** for the Orlando Health Eustis freestanding emergency department (FSED). Ordinance **2026-12** serves as the formal amendment to the existing CUP and authorizes the installation of two additional building-mounted emergency identification (“ER”) signs on the architectural fin element on the south elevation. As stated in the submitted materials, ***“No previously approved signage is proposed for modification.”***

Background

The Orlando Health Eustis property is located at 15719 U.S. Highway 441 within the Suburban Corridor Design District. The existing CUP established a coordinated signage plan for Phase 1 of the campus, including six building-mounted signs (MS1 through MS6) providing branding and emergency wayfinding.

Per Section 115-11.2 of the Land Development Regulations, buildings within Corridor Design Districts are permitted up to two building signs per elevation and a maximum of 100 square feet of combined copy area per elevation. The original CUP recognized the unique wayfinding needs of a medical campus and approved a signage plan tailored to emergency healthcare operations.

The applicant now proposes adding two new non-branded “ER” signs (MS7a and MS7b), each approximately 20.13 square feet, to be mounted on the east and west faces of the architectural fin element. As noted in the application, ***“The fin will be painted red to enhance visibility and reinforce emergency identification.”*** The proposed signs are consistent with Orlando Health’s systemwide wayfinding standards for freestanding emergency departments.

Staff has reviewed the request under the CUP criteria in Section 115-11.5 and finds that the amendment meets the required findings related to special circumstances, absence of special privilege, and compatibility with the surrounding environment.

Recommended Action

Staff recommends that the City Commission approve **Ordinance 2026-12, amending the existing Conditional Use Permit** for the Orlando Health Eustis campus to allow two additional building-mounted emergency identification signs (MS7a and MS7b), as shown in the revised sign plan submitted with the application.

Policy Implications

Approval of the amendment supports consistent application of the City's sign regulations while recognizing the unique operational and public-safety needs of emergency medical facilities. The request aligns with the intent of the CUP process by providing a mechanism for coordinated signage plans in complex campus environments.

Alternatives

- Approve the CUP request as submitted.
- Approve with conditions as determined by the City Commission.
- Deny the request, finding that it does not meet the criteria of Section 115-11.5.
- Table the request and direct staff to obtain additional information.

Budget/Staff Impact

See attached Business Impact Estimate.

Business Impact Estimate

As stated in the application materials, *"The proposed amendment is not anticipated to create adverse economic impacts on local businesses."* The additional signage is internal to the site and intended to improve emergency wayfinding and public safety. No off-site or corridor-wide impacts are expected.

Prepared By:

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Reviewed By:

Miranda Burrowes, Deputy City Manager